

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF APPEAL

Francis L. Swift
THEODORE C. MERLO
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WILLIAM O. HEWETT

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of Wellesley Office Park Associates

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:25 p.m. on July 24, 1975, on the petition of Wellesley Office Park Associates, requesting permission to install an electric transformer at the north entrance of Building III, 55 William Street, pursuant to the provisions of Section IX of the Zoning By-law.

On July 3, 1975, the petitioner filed its request for a hearing before this Board, and thereafter due notice of the hearing was given by mailing and publication.

Augustine Medeiros, Vice President of Wellesley Office Park Associates, spoke in support of the request at the hearing.

Statement of Facts

The property involved is located within an Administrative and Professional District. There are six office buildings completed and occupied in the park and one under construction. Five of these and the one under construction are owned by the petitioner, and the remaining building is owned by an insurance company.

The petitioner plans to expand the electrical service for the Office Park complex and to install a primary service within the next three months, if permission is granted by this Board. In connection with this, it seeks permission to install a new 1,000 KVA 13.8 KV to 4.16 KV electric transformer and necessary conduit at the north entrance of Building III. The transformer would be located on a concrete pad immediately adjacent to the existing Town of Wellesley transformer. The transformer would be located 8' from the building and 128' from the nearest property line along William Street. All conduit necessary for this work would be underground in the Building III lawn.

A plot plan showing the proposed location of the existing as well as the proposed transformer was submitted. Said plan was drawn by Homer K. Dodge Associates, Registered Engineer, dated June 24, 1975. Plans showing the details of the transformer were also submitted. Said plans were drawn by McFadin and Phillips Assoc., Consulting Electrical Eng., Brockton, Mass. Said plan showed the proposed transformer to be 6'5" high, 6'9" wide and 5'2" deep.

Decision

The Board has examined the plans submitted and has taken a view of the locus. In the opinion of this Board the requested approval of the expanded electrical service as shown on the plans submitted and on file with this Board may be granted. In December 1974, this Board granted permission for a similar transformer to be installed in connection with the service expansion.

The Board feels there is a real need for the proposed transformer

and that a literal enforcement of the Zoning By-law would cause a substantial hardship and that literal compliance is impractical because of factors peculiar to the property involved not generally affecting the zoning district in which it is located.

Accordingly, the request is granted and the Inspector of Buildings is authorized to issue the necessary permit in accordance with the plans submitted and on file with this Board, subject to the following condition:

1. that said transformer shall be screened with plantings as shown on the plan submitted and on file with this Board, and that petitioner shall provide such additional screening not presently shown on the plans, as the Board in its discretion may from time to time require.

Francis L. Swift
Francis L. Swift

F. Lester Fraser
F. Lester Fraser

William O. Hewett
William O. Hewett

Filed with Town Clerk _____

RECEIVED
TOWN CLERK
JAN 22 1933
3 53 PM '33

EXISTING TRANSFORMER
AND PAD

NEW TRANSFORMER
AND PAD
(6'-9" x 5'-2" x 6'-5")

PROPOSED
PLANTINGS

12.8'

BUILDING NO. 3

LOT B

BASEMENT FLOOR EL.
66.50

WILLIAM STREET

PROPOSED LOCATION
OF ELECTRIC
TRANSFORMER AND
PAD, AT BUILDING NO. 3
IN WELLESLEY OFFICE
PARK.



HOMER K. DODGE ASSOCIATES

PLANNING CONSULTANTS

4 UNION AVENUE

FRAMINGHAM, MASS.

DRAWN BY

R.T.

SCALE

1"=40'-0"

6-24-75